

IN RE: PETITION FOR VARIANCE
S/S Sugarcone Road, 813.63' E
of Mariposa Road
(2309 Sugarcone Road)
3rd Election District
2nd Councilmanic District

Russell J. Bennett, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-219-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 2309 Sugarcone Road, located in the vicinity of Pikesville. The Petition was filed by the owners of the property, Russell J. and Joan E. Bennett. The Petitioners seek relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section 205.3, R.20, 1968) to permit a side yard setback of 5 feet in lieu of the minimum required 15 feet for a proposed addition. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Russell and Joan Bennett, property owners. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 0.338 acres, more or less, zoned D.R. 2 and is improved with a single family dwelling, which has been the Petitioners' residence for the past 22 years. The Petitioners are desirous of constructing a 12' x 11' addition on the west side of the subject site to provide laundry room facilities on the first floor. Due to the narrow width of the lot and the location of existing improvements thereon, the proposed addition will be located 5 feet from the side property line adjoining the property at 2307 Sugarcone Road, owned by Bernard and Judith Sherr. Testimony indicated

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

that the Petitioners have discussed the matter with their neighbors who, by signed statement dated December 11, 1994, indicated that they have no objections to the Petitioners' plans.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

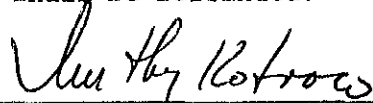
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the pub-

lic health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of February, 1995 that the Petition for Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section 205.3, R.20, 1968) to permit a side yard setback of 5 feet in lieu of the minimum required 15 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

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Date

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

February 21, 1995

Mr. & Mrs. Russell J. Bennett
2309 Sugarcone Road
Baltimore, Maryland 21209

RE: PETITION FOR VARIANCE
S/S Sugarcone Road, 813.63' E of Mariposa Road
(2309 Sugarcone Road)
3rd Election District - 2nd Councilmanic District
Russell J. Bennett, et ux - Petitioners
Case No. 95-219-A

Dear Mr. & Mrs. Bennett:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

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Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2309 Sugarcone Rd., Balto., Md. 21209
which is presently zoned Residential

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

*1 B02.3.B(205.3) R.20, 1968) to permit a 5' side setback
in lieu of 15'*

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

HARDSHIP

We plan to live in our house until we die and want to put the laundry room on the main level so we will not have to go up and down stairs.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Russell J. Bennett
(Type or Print Name)

Signature

*Suite 1700 Central Savings Bank Bldg
201 North Charles Street 837-5767*

Address

Phone No.

Baltimore, Maryland 21201
City State Zipcode

Legal Owner(s):

Russell J. Bennett

(Type or Print Name)

Signature

Joan E. Bennett

(Type or Print Name)

Signature

2309 Sugarcone Road 484-2254
Address Phone No

Baltimore, Md 21209

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Above Russell Bennett

Name

837-5767 - Work #

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: mzk

DATE 12/14/94

* Do not set between Feb 13-17, 1995

* Try to set at 9:00 am

ORDER RECEIVED FOR FILING

Date

By

Printed with Soybean Ink
on Recycled Paper

ZONING DESCRIPTION OF # 2309 SUGARCONE ROAD,
BALTIMORE COUNTY, MARYLAND

BEGINNING AT A POINT ON THE SOUTH SIDE OF SUGARCONE ROAD, WHICH IS 60 FEET WIDE, AT THE DISTANCE OF 813.63 FEET EAST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET, MARIPOSA ROAD, WHICH IS 50 FEET WIDE. BEING LOT #1100, BLOCK "C", SECTION # 1 IN THE THE SUBDIVISION OF "GREENGATE", AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # 33, FOLIO # 48, CONTAINING 14,744.02 SQUARE FEET, OR 0.3385 ACRES. ALSO KNOWN AS # 2309 SUGARCONE ROAD AND LOCATED IN THE THIRD ELECTION DISTRICT, SECOND COUNCILMANIC DISTRICT.

DESCRIPTION OF #2309 SUGARCONE ROAD.

BEGINNING ON THE SOUTH SIDE OF SUGARCONE ROAD, 60 FEET WIDE AT A POINT 813.63 FEET EAST OF THE CENTERLINE OF MARIPOSA ROAD, 50 FEET WIDE,

WITH A CURVE TO THE RIGHT IN AN EASTERLY DIRECTION WITH A RADIUS OF 1470 FEET FOR AN ARC LENGTH OF 90.58 FEET, S 26 28'00"E 170.07 FEET RADially, S 58 14'15"W 80.09 FEET, N 29 59'50"W 175.00 FT. RADially, TO THE PLACE OF BEGINNING.

MICROFILMED

#212

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-219-A

District: 3rd

Date of Posting: 12/27/94

Posted for: Variance

Petitioner: Russell & Leon Bennett

Location of property: 7309 Sugarcone Rd, S/S

Location of Signs: Facing roadway, on property being zoned

Remarks: _____

Posted by

[Signature]
Signature

Date of return:

12/30/94

Number of Signs: 1

NOT RECORDED

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-219-A
(Item 212)

6309 Sunnyside Road
S/S Sunnyside Road,
613 431 N. of El Mariposa
Road

are also on file in
the County Office Building
and Courthouse
Legal Owners:

Russell J. Bennett and
Joan E. Bennett
Hearing: Monday
January 23, 1995 at
11:00 a.m. in Rm. 118, Old
Courthouse.

Variance to permit a 5-foot
side setback in lieu of 15 feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Hand-
capped Accessible for special ac-
commodations. Please Call
887-3353.

(2) For information concern-
ing the file and/or hearing, please
Call 887-3391.
12/312 December 29.

CERTIFICATE OF PUBLICATION

TOWSON, MD., Dec. 30, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Dec 29, 1994.

THE JEFFERSONIAN,

A. H. Henrickson
LEGAL AD. ~~COMMISSIONER~~

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Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-219-A

Account: R-001-6150

Number

Date 12/14/94

Taken In By: MDK

Item : 212

Bennett, Russell - 2309 Sugarcone Rd

010 - Res Var. — \$ 50.00

080 - 1 sign — \$ 35.00

Total — \$ 85.00

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01A01ND197M13HRC

95.00

86 CO. 01434M12-14 74

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

A handwritten signature in cursive script, reading "Arnold Jablon".

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 212

Petitioner: Russell & Joan Bennett

Location: 2309 Sugarcone Road, Baltimore, Maryland 21209

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Russell J. Bennett

ADDRESS: 2309 Sugarcone Road

Baltimore, Maryland 21209

PHONE NUMBER: 484-2254

MICROFILMED

AJ:ggs

(Revised 04/09/93)

TO: PUTUXENT PUBLISHING COMPANY
December 29, 1994 Issue - Jeffersonian

Please forward billing to:

Russell J. Bennett
2309 Sugarcone Road
Baltimore, Maryland 21209
410-484-2254

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-219-A (Item 212)
2309 Sugarcone Road
S/S Sugarcone Road, 813.63' E of c/l Mariposa Road
3rd Election District - 2nd Councilmanic
Legal Owner(s): Russell J. Bennett and Joan E. Bennett
HEARING: MONDAY, JANUARY 23, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit a 5-foot side setback in lieu of 15 feet.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

2025/01/23 11:00 AM

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DECEMBER 22, 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-219-A (Item 212)
2309 Sugarcone Road
S/S Sugarcone Road, 813.63' E of c/l Mariposa Road
3rd Election District - 2nd Councilmanic
Legal Owner(s): Russell J. Bennett and Joan E. Bennett
HEARING: MONDAY, JANUARY 23, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit a 5-foot side setback in lieu of 15 feet.

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the printed name.

Arnold Jablon
Director

cc: Russell and Joan Bennett
Russell J. Bennett, Esq.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 13, 1995

Russell J. Bennett, Esquire
201 North Charles Street, Suite 1700
Baltimore, Maryland 21201

RE: Item No.: 212
Case No.: 95-219A
Petitioner: R. J. Bennett

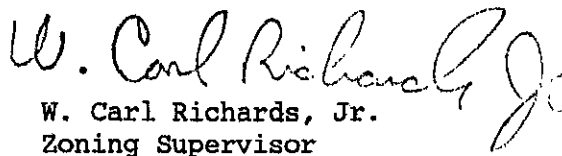
Dear Mr. Bennett:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on December 14, 1994.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: January 4, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for January 3, 1995
Items 173 (Case #94-176 SPH), 209, 210, 211,
212, 213, and 214

The Developers Engineering Section has reviewed
the subject zoning item and we have no comments.

RWB:sw

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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 1/12/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: Dec. 27, 1994

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 208
210
212
213
214
215
216

LS:sp

LETTY2/DEPRM/TXTSBP

44 EX-111 MED

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 12/22/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF DEC. 27, 1994.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 208, 209, 210, 211,
212, 214, 215 AND 216.

RECEIVED

JAN 3 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4281, MS-1102F

cc: File

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Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

18-27-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204
Ms. JOYCE WATSON
Dear Ms. Winiarski:

Re: Baltimore County
Item No.: \$212 (MSK)

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: December 21, 1994

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 207, 209, 210, 212, 214, and 215

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol Keene

PK/JL

RE: PETITION FOR VARIANCE
2309 Sugarcone Road, S/S Sugarcone Road,
813.63' E of c/l Mariposa Road, 3rd
Election District, 2nd Councilmanic

Russell J. and Joan E. Bennett
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 95-219-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of January, 1995, a copy of the foregoing Entry of Appearance was mailed to Russell J. Bennett, Esquire, 201 N. Charles Street, Suite 1700, Baltimore, MD 21201, attorney for Petitioners.

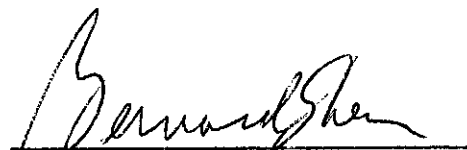
Peter Max Zimmerman
PETER MAX ZIMMERMAN

RECORDED

TO WHOM IT MAY CONCERN:

We have been advised of the structural addition that Joan and Russell Bennett desire to be constructed adjoining their existing east property wall at the kitchen area and extending in a generally easterly direction not more than 10½ (ten and one-half) feet from that existing wall toward the adjacent property (2307 Sugarcone Rd.)

We have no objection to the granting of a variance to allow for a structure of the above mentioned dimension.


Bernard Sherr

12/11/94
Date


Judith Sherr

12/11/94
Date

Neighbors at 2307 Sugarcone Road - Lot #18



#212

PETITIONER(S) SIGN-IN SHEET

ADDRESS

2309 Sugarcone Road
Baltimore, MD 21209

Same

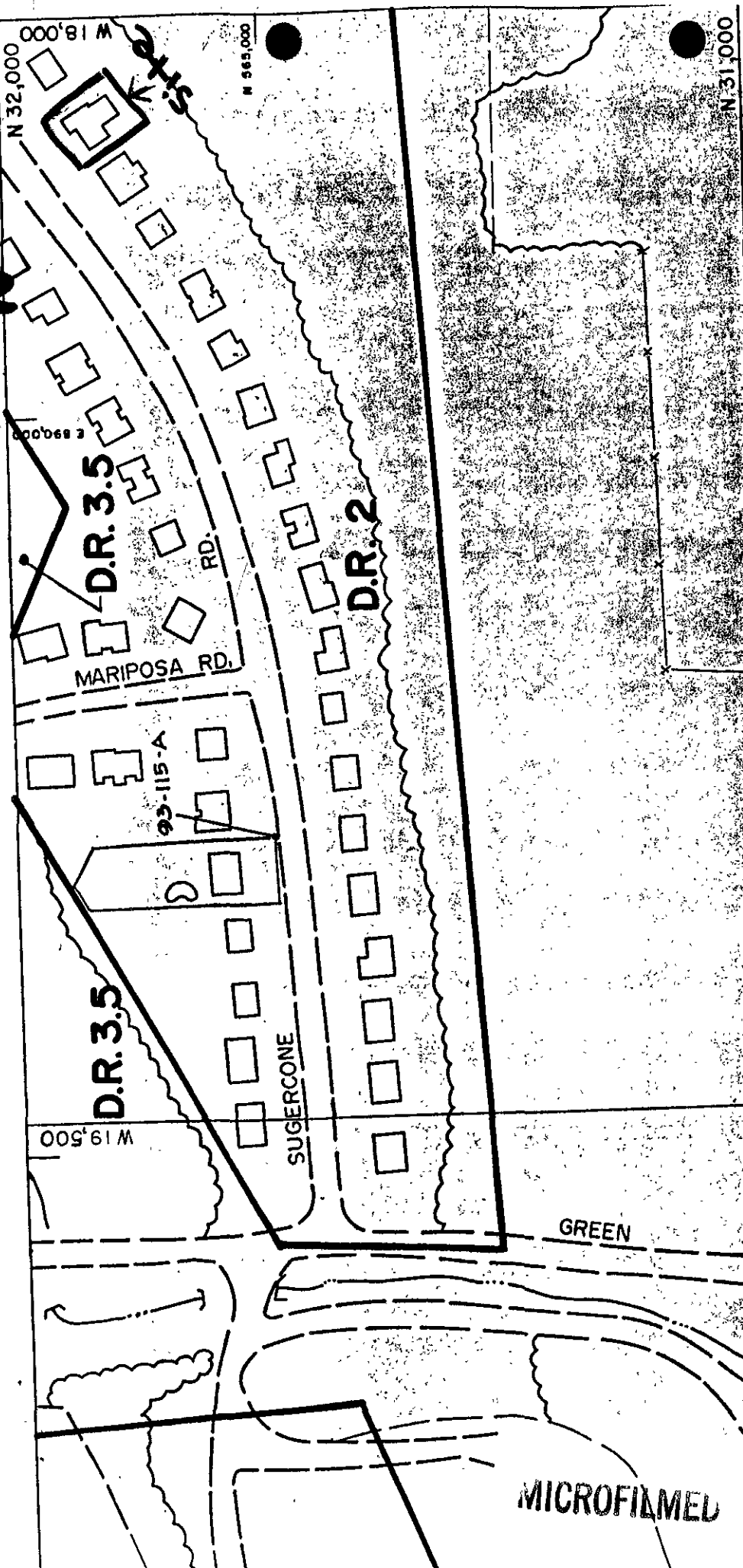


Printed with Soybean Ink
on Recycled Paper

لَا تَقْرَأُ فِيهِ

Lot #17

NW 8D



#212

D.R. 3.5

95-219-A

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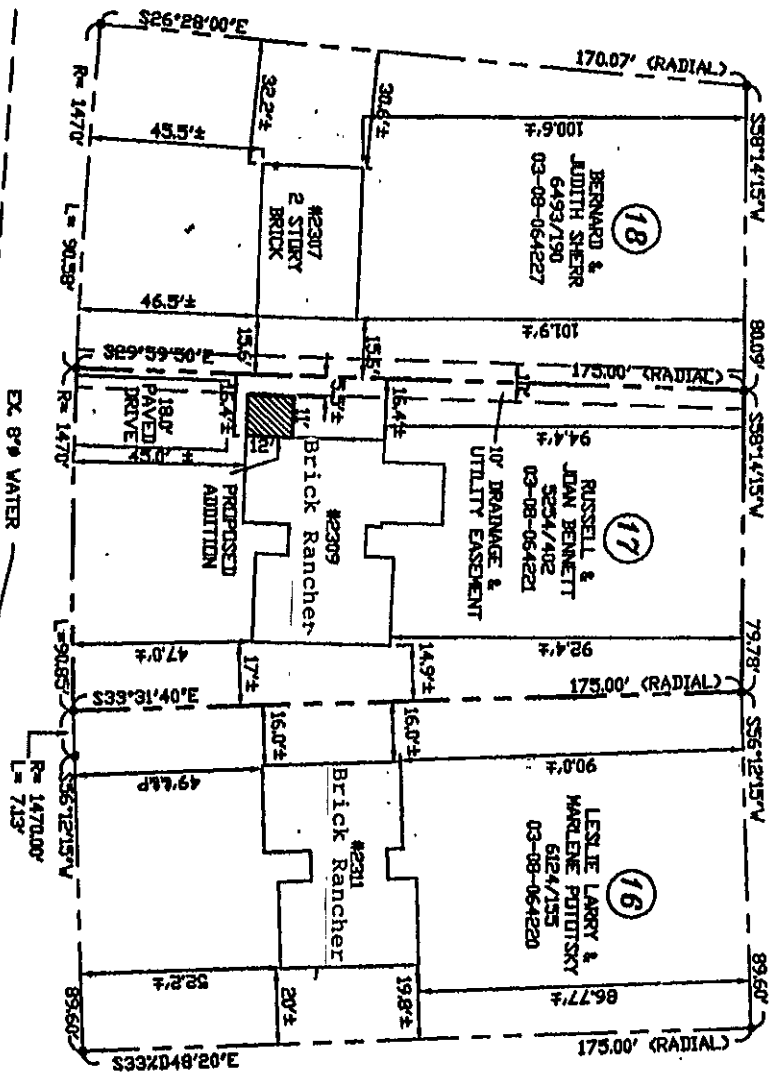
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2309 SUGARCONE ROAD
 Subdivision name: PLAT ONE, SECTION ONE, GREEN GATE

See pages 5 & 6 of the CHECKLIST for additional required information

plat book # 33 folio # 47 lot # 17 section # 1

OWNER: RUSSELL & JOAN BENNETT



North
 date: 12/08/94
 prepared by:

S & D ENGINEERING, INC.
 Engineers Planners Surveyors
 2027 East Joppa Road, Baltimore, MD 21204
 Phone (410) 581-8800 Fax (410) 581-0735

Scale: 1" = 50'

SUGARCON ROAD
 60' R/W
 95-219-A



Vicinity Map
 scale: 1" = 1000'



LOCATION INFORMATION

Election District 3
 Councilmanic District 2
 1"-200' scale map #: NV 8 D
 Zoning: JR 2
 Lot size: 0.338 acreage
 14,475 square feet

Chesapeake Bay Critical Area: ☐
 Prior Zoning Hearings: NONE
 PUBLIC PRIVATE
 SEWER ☒ ☐
 WATER ☒ ☐

Zoning Office USE ONLY

reviewed by: ITEM # CASE #

MALC 212

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#212

PLAT 1 SECTION ONE

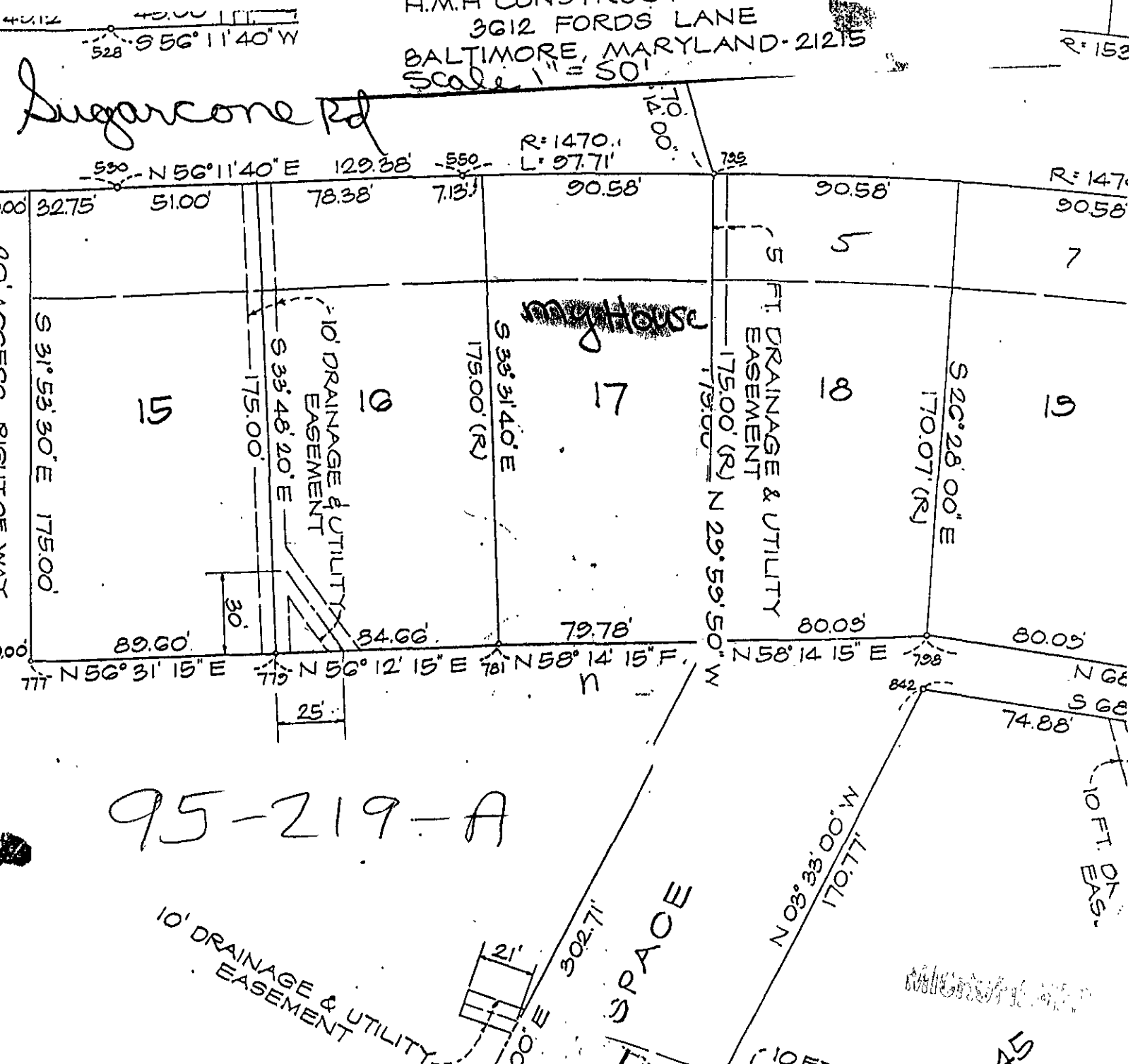
GREEN GATE

RD. ELECTION DISTRICT
SCALE 1"=50'

BALTIMORE COUNTY, MD.
NOVEMBER 27, 1968

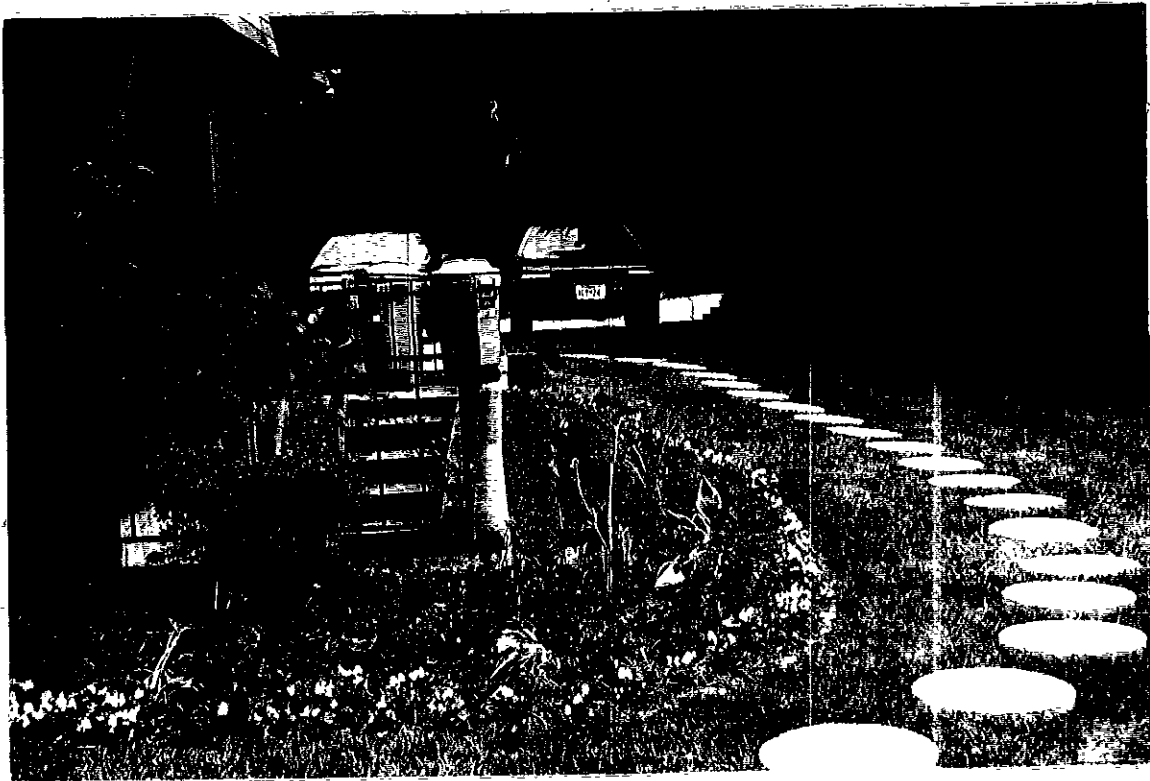
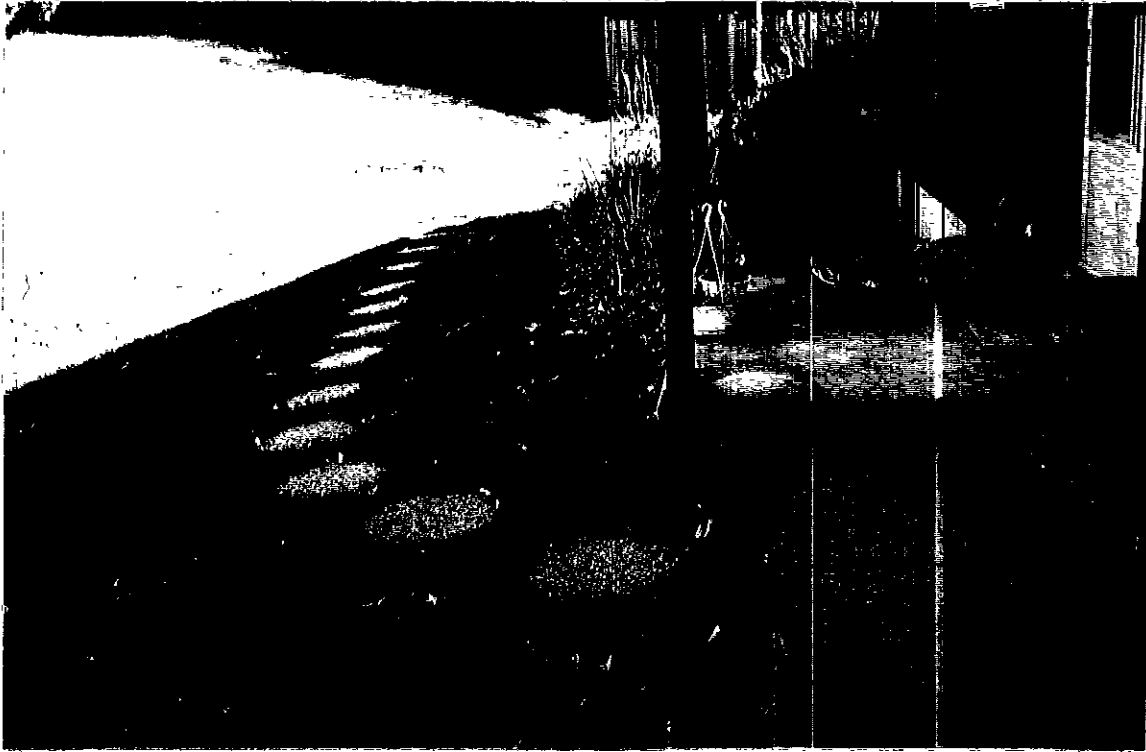
DEVELOPER
H.M.H CONSTRUCTION COMPANY
3612 FORDS LANE
BALTIMORE, MARYLAND-21215
Scale 1"=50'

Sugarcone Rd



95-219-A

95-219-A

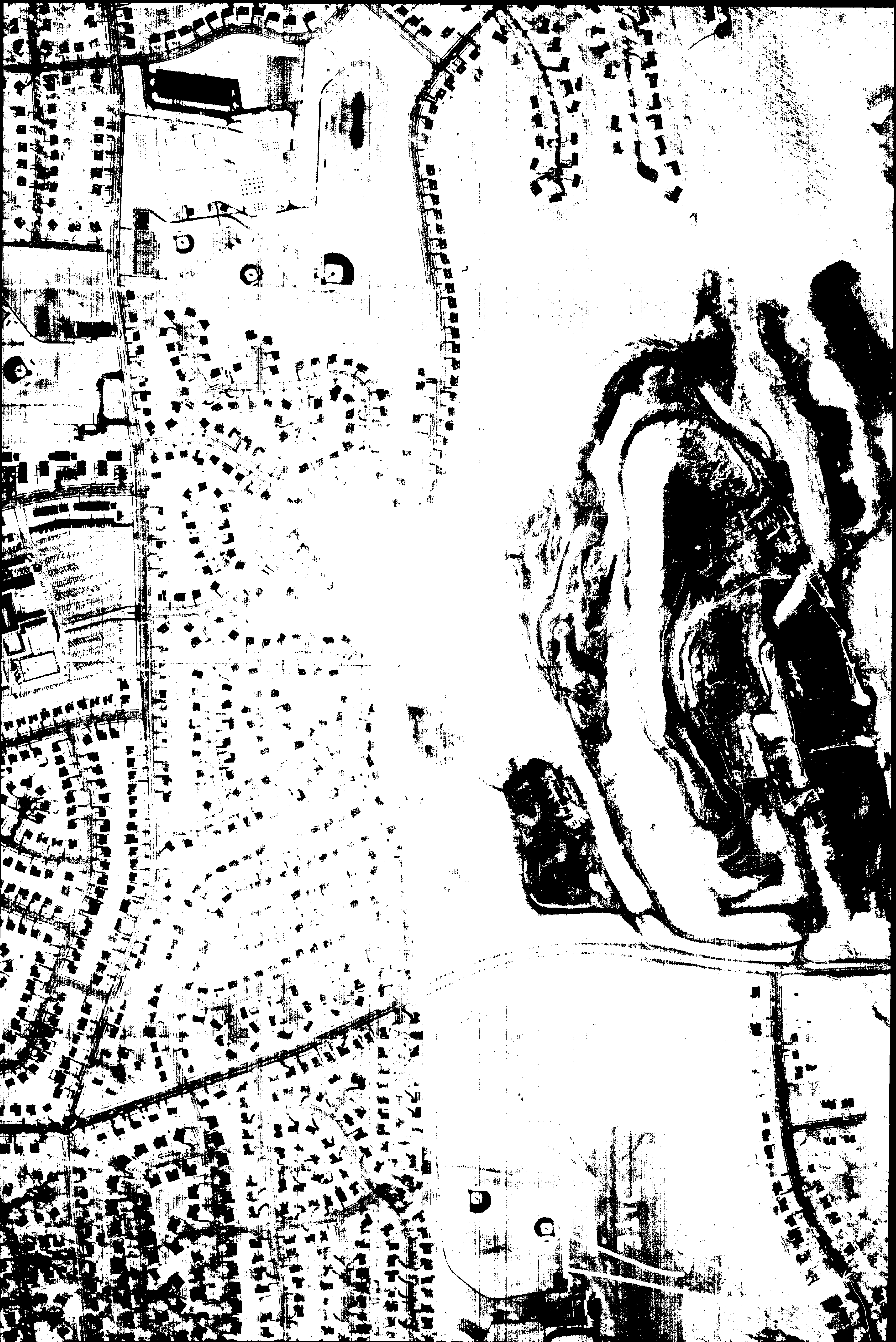


MICROFILM REEL

95-219-A



MICROFILMED



309
Hous

95-219-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'	PIKESVILLE	N.W.
DATE OF PHOTOGRAPHY	AREA	8-3 MICROFILMED
JANUARY 1982	#212	

IN RE: PETITION FOR VARIANCE
S/S Sugarcone Road, 813.63' E
of Mariposa Road
(2309 Sugarcone Road)
3rd Election District
2nd Councilmanic District
Russell J. Bennett, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-219-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 2309 Sugarcone Road, located in the vicinity of Pikesville. The Petition was filed by the owners of the property, Russell J. and Joan E. Bennett. The Petitioners seek relief from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section 205.3, R.20, 1968) to permit a side yard setback of 5 feet in lieu of the minimum required 15 feet for a proposed addition. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Russell and Joan Bennett, property owners. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 0.338 acres, more or less, zoned D.R. 2 and is improved with a single family dwelling, which has been the Petitioners' residence for the past 22 years. The Petitioners are desirous of constructing a 12' x 11' addition on the west side of the subject site to provide laundry room facilities on the first floor. Due to the narrow width of the lot and the location of existing improvements thereon, the proposed addition will be located 5 feet from the side property line adjoining the property at 2307 Sugarcone Road, owned by Bernard and Judith Sherr. Testimony indicated

that the Petitioners have discussed the matter with their neighbors who, by signed statement dated December 11, 1994, indicated that they have no objections to the Petitioners' plans.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the pub-

lic health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 29th day of February, 1995 that the Petition for Variance seeking relief from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section 205.3, R.20, 1968) to permit a side yard setback of 5 feet in lieu of the minimum required 15 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bja

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

February 21, 1995

Mr. & Mrs. Russell J. Bennett
2309 Sugarcone Road
Baltimore, Maryland 21209

RE: PETITION FOR VARIANCE
S/S Sugarcone Road, 813.63' E of Mariposa Road
(2309 Sugarcone Road)
3rd Election District - 2nd Councilmanic District
Russell J. Bennett, et ux - Petitioners
Case No. 95-219-A

Dear Mr. & Mrs. Bennett:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management Office at 887-3391.

Very truly yours,
Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bja
cc: People's Counsel
File

ORDER RECEIVED FOR FILING
Date 2/21/95
By bja

ORDER RECEIVED FOR FILING
Date 2/21/95
By bja

ORDER RECEIVED FOR FILING
Date 2/21/95
By bja

- 2 -

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 5-1 Date of Posting 12/27/94
Posted for Variance
Petitioner Russell J. Bennett
Location of property 2309 Sugarcone Rd. 3d
Location of Sign Along driveway, as property being used
Remarks None
Posted by Signature Date of return 12/29/94
Number of Signs 1

S & D ENGINEERING, INC.
3214 E. Joppa Rd.
BALTIMORE, MD 21234

ZONING DESCRIPTION OF # 2309 SUGARCONE ROAD,
BALTIMORE COUNTY, MARYLAND

BEGINNING AT A POINT ON THE SOUTH SIDE OF SUGARCONE ROAD, WHICH IS 60 FEET WIDE, AT THE DISTANCE OF 813.63 FEET EAST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET, MARIPOSA ROAD, WHICH IS 50 FEET WIDE. BEING LOT #13, BLOCK "C", SECTION # 1 IN THE THE SUBDIVISION OF "GREENGATE", AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # 33, FOLIO # 48, CONTAINING 14,744.02 SQUARE FEET, OR 0.3385 ACRES. ALSO KNOWN AS # 2309 SUGARCONE ROAD AND LOCATED IN THE THIRD ELECTION DISTRICT, SECOND COUNCILMANIC DISTRICT.

DESCRIPTION OF #2309 SUGARCONE ROAD

BEGINNING ON THE SOUTH SIDE OF SUGARCONE ROAD, 60 FEET WIDE AT A POINT 813.63 FEET EAST OF THE CENTERLINE OF MARIPOSA ROAD, 50 FEET WIDE,

WITH A CURVE TO THE RIGHT IN AN EASTERLY DIRECTION WITH A RADIUS OF 1470 FEET FOR AN ARC LENGTH OF 90.58 FEET, S 26 28'00" E 170.07 FEET RADIALLY, S 58 14'15" W 80.09 FEET, N 29 59'50" W 175.00 FT. RADIALLY, TO THE PLACE OF BEGINNING.

#212

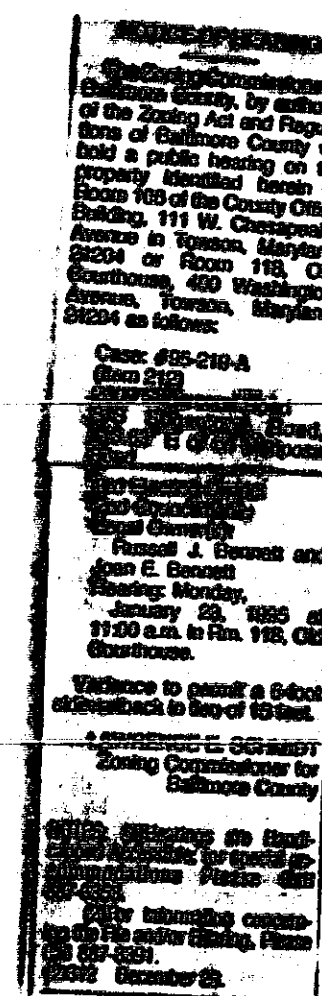
CERTIFICATE OF PUBLICATION

TOWSON, MD., Dec. 30, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Dec 29, 1994.

THE JEFFERSONIAN,

A. Henrich
LEGAL ADVERTISING



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2309 Sugarcone Rd., Balto., Md. 21209
which is presently zoned Residential

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3, B(205.3, R.20, 1968) to permit a 5' side setback in lieu of 15'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

HARDSHIP

We plan to live in our house until we die and want to put the laundry room on the main level so we will not have to go up and down stairs.

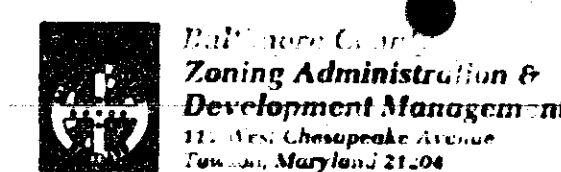
Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessor:
Legal Owner(s):
Russell J. Bennett
Joan E. Bennett
Address: 2309 Sugarcone Road 484-2254
Baltimore, Md 21209
City, Name, Address and phone number or representative to be contacted: 2309 Sugarcone Road, Baltimore, Md 21209
Signature: Above Russell Bennett
Name: Above Russell Bennett
Address: 837-5767 - Work #
City: Baltimore, Maryland 21201

ESTIMATED LENGTH OF HEARING: 1 hr
the following dates: Next Two Months
ALL OTHER: DATE 12/14/94
REVIEWED BY: [Signature] DATE 12/14/94
* Do not set between Feb 13-17, 1995
* Try to set at 9:00 a.m.

ORDER RECEIVED FOR FILING
Date 2/21/95
By bja

Printed with Soybean Ink
on Recycled Paper



receipt
95-219-A

Account: R 001-6190

Number

Taken In 13, 2201
Item: 212

Bennett, Russell - 2309 Sugarcone Rd
010 - Res Var - \$ 50.00
080 - 1 sign - \$ 25.00
Total - \$ 85.00

Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 212
Petitioner: Russell & Joan Bennett
Location: 2309 Sugarcone Road, Baltimore, Maryland 21209
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Russell J. Bennett
ADDRESS: 2309 Sugarcone Road
Baltimore, Maryland 21209
PHONE NUMBER: 484-2254

AJ:qgs (Revised 04/09/93)

TO: FUTURE PUBLISHING COMPANY
December 29, 1994 Issue - Jeffersonian

Please forward billing to:
Russell J. Bennett
2309 Sugarcone Road
Baltimore, Maryland 21209
410-484-2254

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-219-4 (Item 212)
2309 Sugarcone Road
S/S Sugarcone Road, 813.63' E of c/l Mariposa Road
3rd Election District - 2nd Councilmanic
Legal Owner(s): Russell J. Bennett and Joan E. Bennett
HEARING: MONDAY, JANUARY 23, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit a 5-foot side setback in lieu of 15 feet.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DECEMBER 22, 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-219-4 (Item 212)
2309 Sugarcone Road
S/S Sugarcone Road, 813.63' E of c/l Mariposa Road
3rd Election District - 2nd Councilmanic
Legal Owner(s): Russell J. Bennett and Joan E. Bennett
HEARING: MONDAY, JANUARY 23, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit a 5-foot side setback in lieu of 15 feet.

Arnold Jablon
Arnold Jablon
Director

cc: Russell and Joan Bennett
Russell J. Bennett, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 13, 1995

Russell J. Bennett, Esquire
201 North Charles Street, Suite 1700
Baltimore, Maryland 21201

RE: Item No.: 212
Case No.: 95-219A
Petitioner: R. J. Bennett

Dear Mr. Bennett:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on December 14, 1994.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: January 4, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for January 3, 1995
Items 173 (Case #94-176 SPH), 209, 210, 211,
212, 213, and 214

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:ew

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM DATE: 1/14/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: Dec. 27, 1994

The Department of Environmental Protection & Resource Management has (no) comments for the following Zoning Advisory Committee items:

Item #'s: 208
210
212
213
214
215
216

LS:sp

LETTY2/DEPRM/TXTSBB

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 12/22/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MPL: STORHILL

RE: Petition by Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF DEC. 20, 1994.

Item No.: SEE BELOW Zoning Agenda:

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The Fire Marshal's Office has no comments at this time.
REFERENCE TO THE FOLLOWING ITEM NUMBERS: 208, 209, 210, 211,
212, 213, 215 AND 216.

RECEIVED
JAN 8 1995
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 667-4581, 65-1105F

cc: File

Printed on Recycled Paper

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204
M. TOLSON (LST:EW)

Re: Baltimore County
Item No: 9.212 (MJK)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2256 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: December 21, 1994

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 207, 209, 210, 212, 214, and 215

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 867-3480.

Prepared by: Jeffrey W. Long
Division Chief: Carol Kline

PK/JL

ITEM207/PZONE/TXTJWL

RE: PETITION FOR VARIANCE
2309 Sugarcone Road, S/S Sugarcone Road,
813.63' E of c/l Mariposa Road, 3rd
Election District, 2nd Councilmanic

Russell J. and Joan E. Bennett
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 95-219-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of January, 1995, a copy of the foregoing Entry of Appearance was mailed to Russell J. Bennett, Esquire, 201 N. Charles Street, Suite 1700, Baltimore, MD 21201, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

TO WHOM IT MAY CONCERN:

We have been advised of the structural addition that Joan and Russell Bennett desire to be constructed adjoining their existing east property wall at the kitchen area, and extending in a generally easterly direction not more than 10' (ten and one-half) feet from that existing wall toward the adjacent property (2307 Sugarcone Rd.)

We have no objection to the granting of a variance to allow for a structure of the above mentioned dimension.

Bernard Sherr
Bernard Sherr

Date

Judith Sherr
Judith Sherr

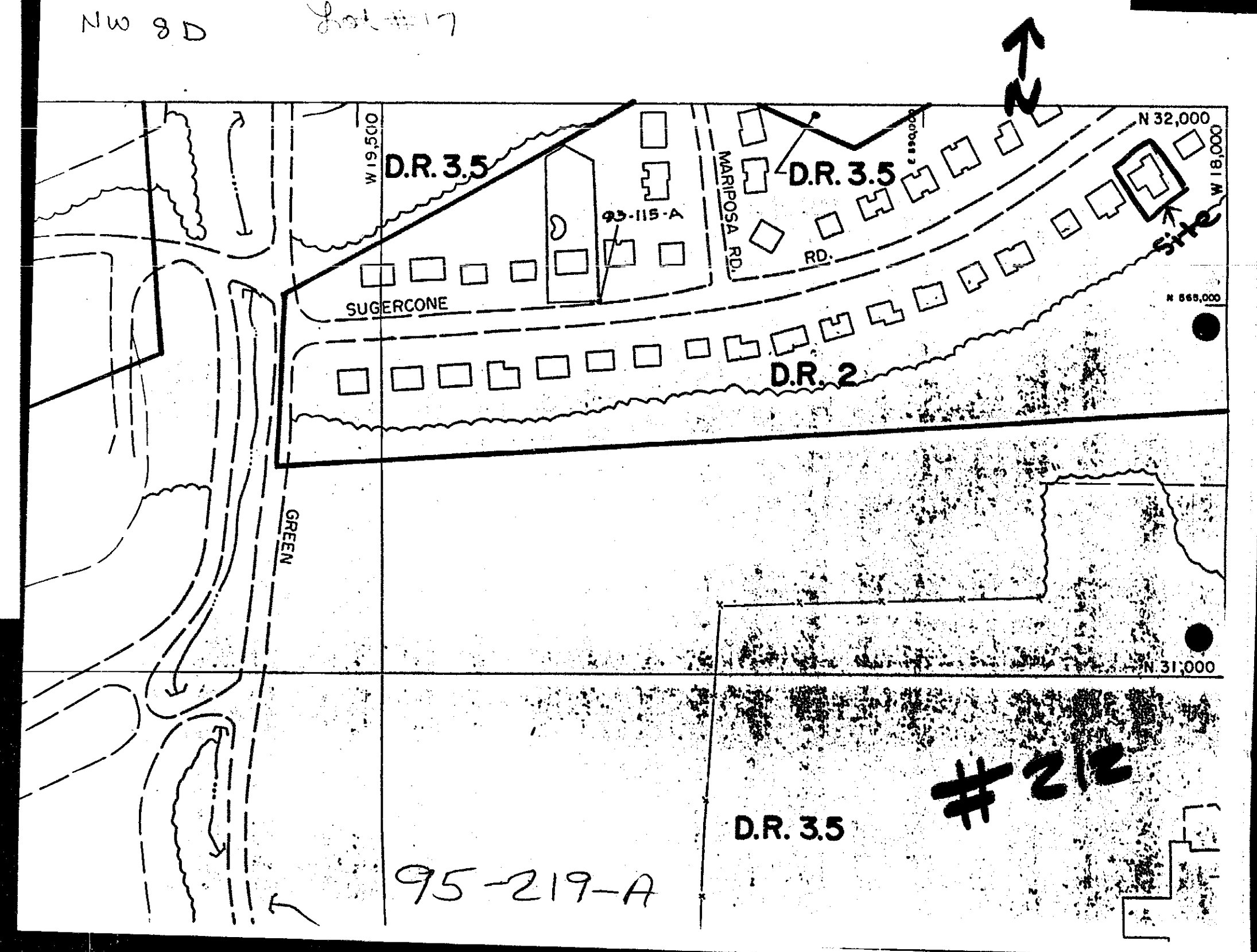
Date

Neighbors at 2307 Sugarcone Road - Lot #18

PLEASE PRINT CLEARLY

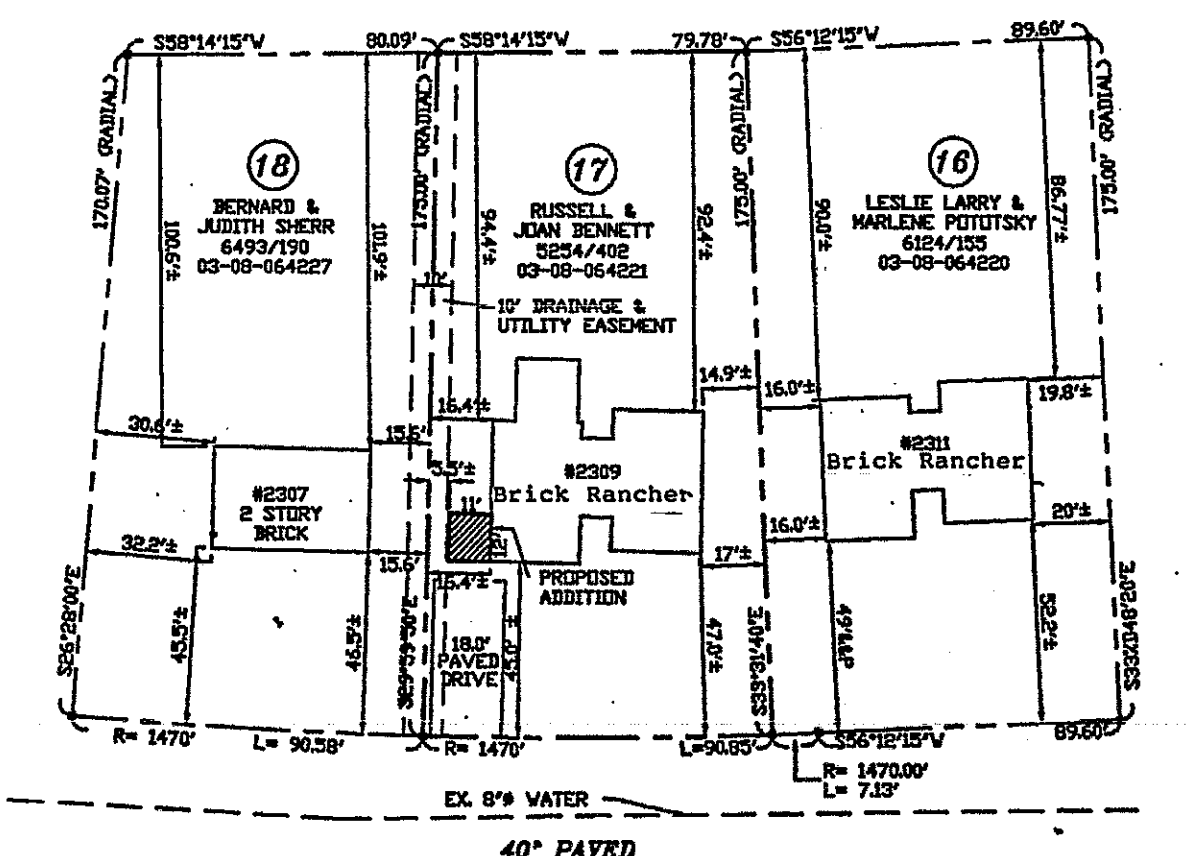
PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<u>Russell J. Bennett</u>	<u>2309 Sugarcone Road</u>
<u>Joan Bennett</u>	<u>Baltimore, MD 21209</u>
	<u>Same</u>



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2309 SUGARCONE ROAD
Subdivision name: PLAT ONE, SECTION ONE, GREEN GATE
plat book # 33, folio # 47, lot # 17, section # 1
OWNER: RUSSELL & JOAN BENNETT



LOCATION INFORMATION

Election District: 3
Councilmanic District: 2
1/4-60' scale map to NW 8 B
Zoning: DR. 2
Lot size: 0.258 acre
14,475 square feet

Chesapeake Bay Critical Area
Prior Zoning Hearings: NONE

Zoning Office USE ONLY

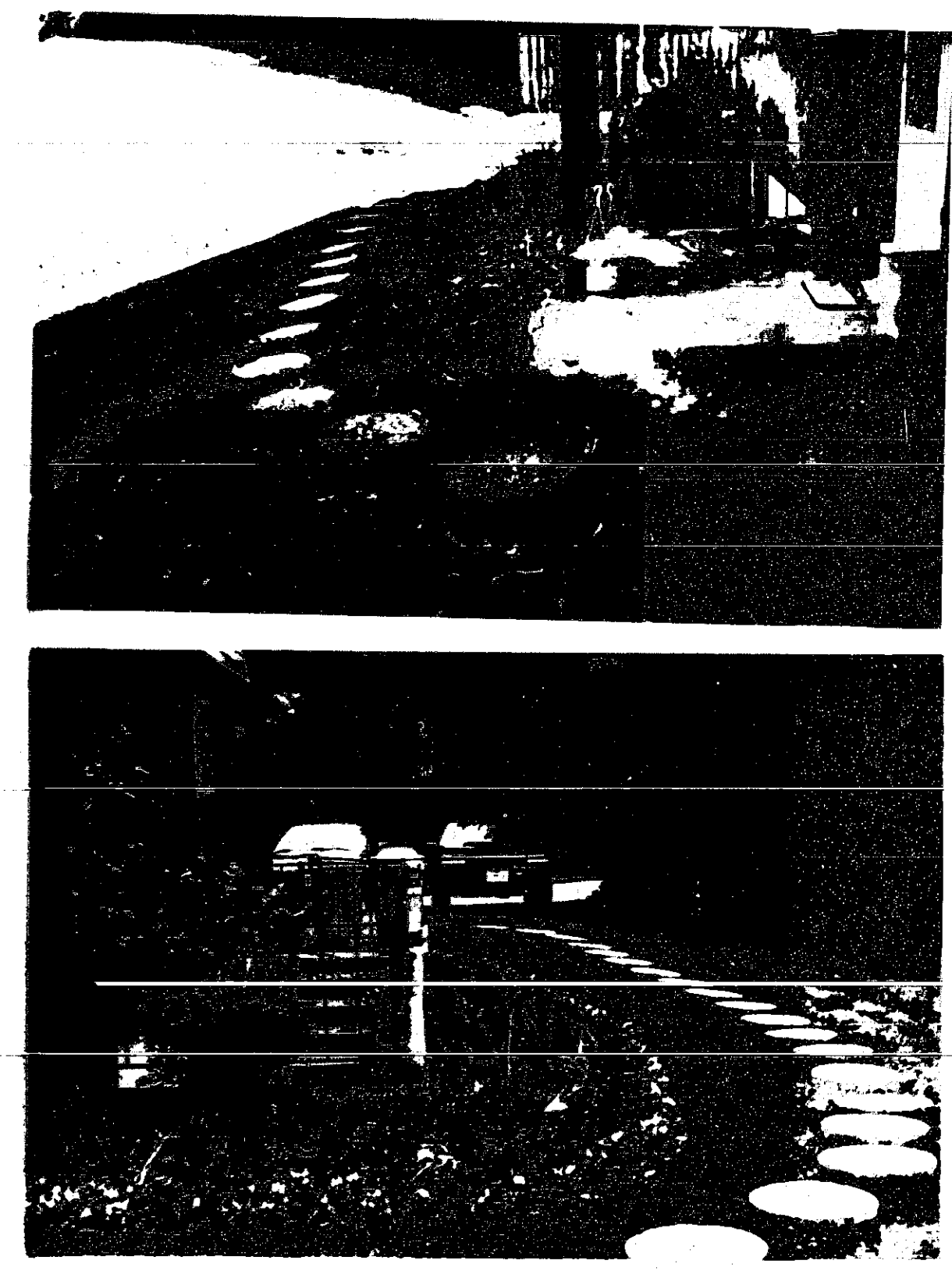
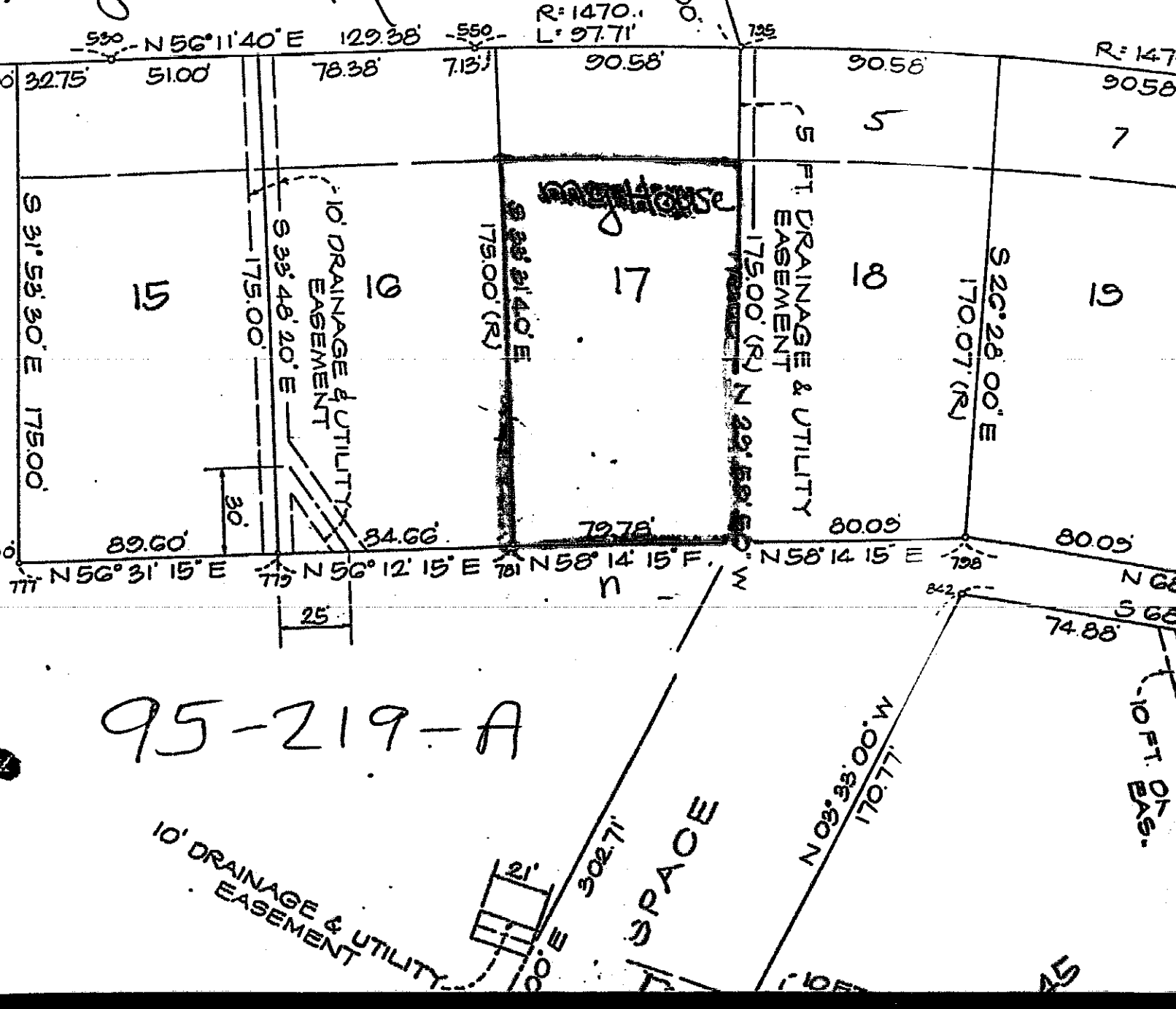
reviewed by: MJC ZONING CASE # 212

North
date: 12/08/94
prepared by: S & D ENGINEERING, INC.
Scale: 1" = 50'

PLAT I SECTION ONE
GREEN GATE

3RD ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE 1"=50' NOVEMBER 27, 1968

DEVELOPER
H.M.H. CONSTRUCTION COMPANY
3612 FORDS LANE
BALTIMORE, MARYLAND 21215
SCALE 1"=50'





Our House

95-219-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE 1" = 200' ±	LOCATION PIKESVILLE	SHEET N.W. 8-D #212
DATE OF PHOTOGRAPHY JANUARY 1986	AREA	